



Design Review Forms

Effective October 27, 2020

The following forms are required by the Riverbend Forest Homeowners' Association, hereinafter "Association" in order to review the design submittal for each homesite in the community. Builders are approved for a specific homesite by the Association. Builder's approval for a specific homesite must not be considered approval for any additional homesites. Only Featured Builders are approved to build on any homesite provided they meet the criteria. The Association may postpone a Final Design Review pending receipt of the completed forms.



Application for Builder Approval for a Homesite

Date: _____

Lot # _____

Builder Name: _____

Builder Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Website: _____

The following information shall be submitted to the Riverbend Forest Homeowners' Association for consideration as an Approved Builder for a specific homesite in Riverbend Forest.

- A notarized Affidavit of Understanding and Qualifications
 - A copy of the current year's North Carolina General Contractors License (Unlimited)
 - A Certificate of Insurance for General Liability and Workers Compensation coverage, both per occurrence and aggregate.
- A Portfolio of at least three homes completed in the last three years (plans and photographs).

(Name - type or print clearly)

(Signature)



Builder (General Contractor) Affidavit of Understanding and Qualifications

Builder Name: _____ NC Contractor License # _____

Address: _____ City: _____ State: _____ Zip: _____

Mobile Number _____ Office Number _____ Email Address: _____

I acknowledge and agree that:

1. I have read and understand the Riverbend Forest Homeowners' Association Covenants, Conditions and Restrictions (CCR's), the Riverbend Forest Design Guidelines and the Riverbend Forest Construction Guidelines and will follow and obey the policies and procedures as described.
2. When building in Riverbend Forest, I am responsible for compliance with all municipal, state and federal laws which may be applicable; especially the requirements of Buncombe County Erosion Control and Stormwater.
3. I understand that should a violation of municipal, state or federal regulation or law occur the Riverbend Forest Homeowners' Association has the right to terminate the Contractor's right to construct a home, in the event the Builder does not cure such violation within ten (10) days of notice by the jurisdictional authority.
4. I currently have a valid North Carolina General Contractor's License. A copy of said license is attached hereto.
5. My North Carolina General Contractor's License has not been revoked, suspended, debarred or under notice thereof in any jurisdiction.
6. I have no pending claims or resolved claims with the North Carolina General Contracting Board or any other governing body within the past five (5) years.
7. I have a general liability insurance of at least \$1,000,000 and worker's compensation coverage of at least \$350,000. A certificate of insurance is attached hereto.

GENERAL CONTRACTOR (signature)

Notary Public Information:

Sworn to (or affirmed) and subscribed before me on this the _____ day of _____ 20_____

(Official Seal)

(Signature of Notary)

_____, Notary Public
(Notary's printed or typed name)

My commission expires:



Riverbend Forest

PLAN SUBMITTAL FORM

Builder Name: _____

Job Site Address: _____ Riverbend Forest Drive, Asheville, NC 28805 Lot: _____

Owners are encouraged but not required to submit Schematic House Plans, Preliminary Site Plan, and Preliminary Landscape Plan. However, the following items shall be submitted and approved by the Riverbend Homeowners' Association ("Association") prior to beginning construction. Plans may be submitted electronically (preferred method) to robert@sulaskico.com or delivered to 1125 Sweeten Creek Road, Suite 10, Asheville, NC 28803.

Site Plan (1"-20' scale)

- Show 2' contours in area of disturbance for proposed grade lines
- Building Setbacks
- House Footprint
- Location of Driveway, walkways, decks, fencing, pool and other ancillary structures
- Trees to be removed (pine trees near structure should be removed)
- Silt fencing and temporary erosion control measures
- Any additional information required by Buncombe County

House Plans (1/4" -1' scale with an architectural and/or structural seal)

- Elevations of all sides of structure (show proposed final grade)
- Floor Plans with table showing heated, unheated, and covered square footages
- Roof Plan
- Wall Sections (exterior walls including soffit, fascia, brackets, etc.)
- Exterior Materials (siding, trim, roof material, etc.)
- Exterior Colors
- Garage Door Style and Color
- Exterior Light Fixtures (no flood lights and only dark sky fixtures acceptable)
- Screening material
- Chimney Caps
- Exterior Colors
- Retaining Walls
- Decks, porches and covered areas
- Railings (bronze or black aluminum with integrated screen is acceptable on the side and rear elevations)
- Solar panels

Exterior Materials and Color specifications (include manufacture's name and product numbers)

Preliminary Landscape Plan (Final Site Plan must be approved prior to house completion)

A copy of the fully executed agreement with the Owner of the construction of the home

Non-Refundable Construction Fee of \$2,500

Refundable Builder Deposit of \$7,500 (deposit is refundable if Builder follows the plans approved by the Association and there is no damage to the roads, road shoulders or common areas of the Association)

Owner's Completion and Payment of Water Application and Connection Fee



WATER METER SUBMITTAL FORM

Job Site Address: _____ Riverbend Forest Drive, Asheville, NC 28805 Lot: _____

Applicant Name: _____

Mailing Address: _____ City _____ State _____ Zip _____

Email Address: _____ Telephone: _____

- 5/8" meter Connection Fee \$2,500
- Start New in New Name \$125 (new owners after account established)

2021 Consumption Fee \$4.21ccf (748 gallons) and billed each calendar quarter.

I hereby agree to accept the water services herein applied for, subject to all applicable laws, ordinances, rules, and regulations of the Riverbend Homeowners' Association, Inc.

Further, upon request, I agree to provide a credit card or bank account information for electronic payment of all charges. I understand that failure to provide such information or failure in making such payment is subject to an administrative fee of \$100 per occurrence.

Applicant Signature: _____ Date: _____